

MINUTES OF THE PLANNING COMMISSION MEETING OF MAY 17, 2006, AT 6:00 P.M.
IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Doug Haymore, Jerri Harwell, Tom Bowen, Gordon Nicholl, Geoff Armstrong, Amy Rosevear, Jim Keane

EXCUSED: JoAnn Frost, Sue Ryser

STAFF PRESENT: Planning Manager Michael Black, Associate Planner Glenn Symes, City Attorney Shane Topham, City Engineer Brad Gilson, Deputy City Recorder Sherry McConkey

ALSO PRESENT: Susan Alder, Michael Flynn, Scott Martin, Matthew Idema, L. Neil Rasmussen, John Liljenquist, Mike Liljenquist, Roland Stanaker, Harvey Hansen, Ronald Hansen, Joyce Shell, Verl Shell, Jim Paraskove, Rick Plautz, Brett Besser

1.0 PUBLIC COMMENT

1.1 No public comment was given.

2.0 PUBLIC HEARING – PARK CENTRE V

2.1 Mr. Black explained that the Liljenquists have asked for a conditional use permit at Fort Union and Park Centre Drive for a new retail office space. The proposal is for two anchor stores and three smaller stores. Staff recommended approval of this item based on the conditions listed in the Staff report dated May 03, 2006.

2.2 Chair Bowen opened the public hearing.

2.3 Mr. Gilson stated that a developer is asking for a second access on the property to go on to Fort Union. Brad has conducted tests on this property and feels there are no issues with adding the lane.

2.4 Robert Arrington, CLC & Associates, the architect for Park Centre V stated that they agree with the conditions listed in the Staff Report dated 5-17-06 with the exception that they should not be responsible to provide a street light on Park Centre Drive as indicated in Condition #3.

2.5 Joe Perrin, A-Trans Engineering, spoke to the commission about their concerns with traffic flow.

2.6 Chair Bowen closed the public hearing.

2.7 **MOTION:** Mr. Nicholl moved to approve the Park Centre V project subject to the conditions provided in the staff report dated May 17, 2006 including the gateway lighting

on Park Centre Drive as proposed by staff. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.

3.0 **PUBLIC HEARING – R-1-10 ZONE**

3.1 Mr. Black gave an overview of the proposed R-1-10 zone and stated that this is similar to the R-1-8 zone with the exception that the minimum lot size will be 10000 square feet. Staff recommended approval of the new zone.

3.2 Chair Bowen opened the public hearing.

3.3 Jim Paraskova asked for clarification on the front and side yard setbacks in the R-1-10.

Mr. Black stated the minimum lot width measured at 20 feet from the front lot line is 70 feet and the sides are 20 feet with no less than 8 feet on one side and 12 feet on the other to equal 20 feet. The front is 25 feet and rear is 20 feet.

3.4 Chair Bowen closed the public hearing.

3.5 Ms. Rosevear moved to approve the R-1-10 zone as written in the staff report dated May 17, 2006 and forward to the City Council for approval. The motion was seconded by Mr. Keane and passed unanimously on voice vote.

4.0 **CONTINUED PUBLIC HEARING – DANISH HEIGHTS - ZONE CHANGE**

4.1 Mr. Symes stated this application is for a zone change from RR-1-21 to R-1-10. The property is located at 2750 East Creek Road and the requested change is consistent with the general plan.

4.2 Chair Bowen opened the public hearing.

4.3 No public comment was given.

4.4 Chair Bowen closed the public hearing.

4.5 **MOTION:** Mr. Nicholl moved to recommend approval of the zone change subject to the City Councils approval of the R-1-10 zoning as submitted by staff. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.

5.0 **PUBLIC HEARING – NEIGHBORHOOD COMMERCIAL**

5.1 Mr. Black explained that the Neighborhood Commercial zone was enacted in July 2005 and since that time changes have occurred which made it necessary to review this zone.

Mr. Black suggested after taking public comment that this item be continued to the first meeting in June.

5.2 Chair Bowen opened the public hearing.

5.3 Joyce Shell, 8088 South 2000 East, asked for clarification on the square footage of the interior and wondered if that included the basement.

Mr. Black explained that 15,000 square feet on one floor would not meet the goals and intentions of the code and that the basement is included if it is usable square footage.

5.4 Verl Shell, 8088 South 2000 East, discussed the lot size requirements and asked the commission to take a look at the parking problems in the area of 8076 South Highland Drive.

5.5 Chair Bowen closed the public hearing.

5.6 Chair Bowen stated that no action will be taken on this item. The item will be discussed again at the June 7, 2006.

6.0 **PUBLIC HEARING – RESIDENTIAL OFFICE**

6.1 Mr. Black explained the changes that have been made to the Residential Office zone since the last meeting and asked the Planning Commissioners for their opinions.

6.2 Chair Bowen opened the public hearing.

6.3 No public comment was given.

6.4 Chair Bowen closed the public hearing.

6.5 Chair Bowen stated that no action will be taken on this item. The item will be discussed again at the June 7, 2006.

7.0 **CONTINUED ACTION ITEM – FLAG LOTS**

7.1 Mr. Black reviewed the changes that have been made to the draft ordinance since the last meeting and asked the Planning Commission for their opinions.

7.2 Chair Bowen opened the public hearing.

7.3 No public comment was given.

7.4 Chair Bowen closed the public hearing.

7.5 Chair Bowen stated that no action will be taken on this item. The item will be discussed again at the June 7, 2006.

8.0 **MINUTES APPROVAL**

8.1 **MOTION:** Ms. Harwell made the motion to approve the minutes of April 5, 2006 and April 19, 2006 as written. The motion was seconded by Ms. Rosevear and passed unanimously on voice vote.

9.0 **MOTION:** Ms. Harwell moved to adjourn. The motion was seconded by Ms. Rosevear and passed unanimously on a voice vote. The Business Meeting adjourned at 7:00 p.m.

Approved: June 07, 2006 sm